

CITY OF MUSKEGON  
PLANNING COMMISSION  
REGULAR MEETING  
MINUTES

**July 12, 2012**

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: B. Larson, J. Doyle, L. Spataro, S. Warmington, L. Mikesell, B. Smith, T. Michalski, W. Parker, S. Gawron

MEMBERS ABSENT: B. Mazade, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: D. Melching, 16942 Woodlane, Nunica; P. Johnson, Resource Planning & Design, Spring Lake; D. Pollock

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of June 14, 2012 be approved, was made by B. Larson, supported by J. Doyle and unanimously approved.

B. Smith arrived at 4:03 p.m.

L. Spataro arrived at 4:06 p.m.

PUBLIC HEARINGS

None

NEW BUSINESS

Case 2012-17: Request for a site plan review for the property at 2400 Lakeshore Dr, by Melching, Inc. M. Franzak presented the staff report. This parcel is zoned I-2, General Industrial District, and measures roughly 120 acres. The eastern half of the property where the former paper mill was located is currently under dismantling, demolition and/or remediation. The applicant would like to use to western half of the property for scrap metal dismantling and processing. Scrap metal processing is considered a principal use permitted under the zoning ordinance. However, since it has never been used as such in the past, it is considered a change of use, and a site plan review is necessary. The site plan indicates the locations of scrap steel staging and dismantling areas, proposed loading platforms for port shipping, and existing and future vegetative screening. The applicant has stated that the scrap metal will be moved off site via ship, rail and truck; prioritized in that order.

P. Johnson described his background, the site in question, and the work being done there. He stated that they want to be able to have a scrap metal processing area on the west end of the site. L. Spataro stated that he was concerned that the section in question represented almost half of the entire site, and it was not consistent with earlier plans presented to the Planning Commission. He

stated that it was difficult to make a decision when they haven't received information on plans for the rest of the site. His other concern was access management; the Shoreline bike trail was on-street passing by the property, and there was no left turn lane on Lakeshore Drive any longer, so it would be difficult to accommodate all the truck traffic. P. Johnson stated that the use being considered was a use by right, and he didn't think they were required to provide a site plan. The proposed scrap metal operation would comprise less than 50 percent of the total site. L. Spataro stated that it was important to ensure that this use didn't interfere with the adjacent residential neighborhood or the other uses on the site. However, since the applicant had not furnished a master plan for the site, it was unknown what the other uses would be. P. Johnson stated that deed restrictions narrowed the scope of what could be done there. L. Spataro stated that it was important to consider how this use would fit in with the rest of the site. P. Johnson stated that at this point it was not possible to provide a master plan for the site with any certainty. He stated that permit by right uses would allow the entire property to be used as a scrap yard. T. Michalski asked if it was Mr. Melching's intent to continue to process scrap metal after the site was dismantled. D. Melching that it was. T. Michalski stated that he had spoken with State Representative Marcia Hovey-Wright, who told him that the DEQ was trying to put together a committee to discuss this property. He was concerned about pollution on the site, and would have a problem with a scrap metal processing facility being put on a clean site. He preferred to await DEQ findings. P. Johnson stated that he was aware of a future meeting with the DEQ, but not a committee. He stated that the DEQ did not play a role in the site plan process. L. Spataro was upset that a master plan for the site was not provided as requested the last time Mr. Melching was before the Planning Commission. He stated that it would be irresponsible to approve a site plan today because they were not given enough information; the Planning Commission had no way to know if this use would be compatible with the rest of the site. P. Johnson stated that circulation patterns and buffering were shown on the site plan submitted. He stated that he would be glad to address any deficiencies that didn't meet site plan requirements. S. Gawron stated that the Commission's desire for a master plan for the site has been stressed over and over. B. Larson stated that he intended to make a motion to table the request. Since there were so many present in the audience, T. Michalski asked him to hold off on making the motion until audience members had a chance to express their opinion. Nine people expressed their opposition to the request. Reasons included environmental issues, noise, increased traffic, wear and tear on roads, lack of a buffer between the site and adjacent residential areas, and pollution concerns. M. Hovey-Wright stated that she had spoken with DEQ personnel about the site, and DEQ investigation into possible contamination was ongoing. P. Johnson stated that they had not been allowed to present their complete site plan for review, per the zoning ordinance. He said the site plan contained information on screening, berms, and other issues brought up. He stated that the fence along the Lakeshore Drive side of the site was a work in progress.

A motion to table the request for site plan approval for scrap metal processing located at 2400 Lakeshore Drive, was made by B. Larson, supported by L. Spataro and unanimously approved.

## OLD BUSINESS

## OTHER

Form-Based Codes – M. Franzak distributed information on form based codes to the board members and asked them to review it for discussion at the next meeting.

There being no further business, the meeting was adjourned at 5:35 p.m.